



**1313 Balm Road**  
**Sunbreaker Cove, Alberta**

**MLS # A2304170**



**\$769,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Double Garage Detached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Reverse Pie Shaped Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Central Vacuum, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Tankless Hot Water

**Inclusions:** Fridge, stove, b/i dishwasher, microwave, washer & dryer, window coverings, central vac and attachments, water softener, garage door opener, gazebo, bar fridge, bar-b-que on deck, 64' pier, boat lift, 2 sheds, exterior wheelchair lift, some deck furniture

Located just two blocks from Sylvan Lake in the highly sought-after Sunbreaker Cove subdivision, this beautifully maintained 4-bedroom b-level offers the perfect blend of year-round living and lake lifestyle. Set on a private, treed lot backing onto a natural reserve, this property delivers exceptional outdoor space, functional upgrades, and true character throughout. The main floor features vaulted ceilings with exposed wood beams in the living room, dining area and kitchen, creating a warm and inviting living space anchored by a stunning stone-faced wood-burning fireplace and 100 year old redwood flooring. The kitchen features an island and new stainless steel appliances (2025). A garden bay window in the sunny eating area adds both charm and functionality. Two bedrooms are located on the main level, along with a full 4-piece bath and convenient front-entry mudroom/laundry area. The fully developed basement is designed for entertaining and comfort, offering three additional bedrooms, a spacious family room set up for a home theatre, custom slate pool table, wet bar, and a 3-piece bathroom. In-floor (slab) heating and on-demand hot water provide efficient, year-round comfort. Outdoor living is where this property truly shines. A massive rear deck with gazebo overlooks a treed natural area, creating a private retreat ideal for relaxing or entertaining. Garden doors connect the indoor and outdoor spaces seamlessly. The property also features a covered front porch, paver stone patio, and extensive decking throughout. The property is serviced with a 120' well and is connected to the municipal sewer system (tank, grinder and pump). Additional highlights include: 64' pier and boat lift with lake access, exterior wheelchair elevator providing full access to the home, newer triple-pane windows (approx. last 10 years), 24' x 26' detached garage

with attached shed, set up for backup generator power, security system, central vacuum, and water conditioning system. Newer vinyl siding and shingles on garage. This is a rare opportunity to own a well-appointed, character home in one of Sylvan Lake's most desirable lake communities—offering privacy, space, and immediate access to the lake lifestyle.